

17th September 2008

CLEMTON PARK – 60 CHARLOTTE STREET CLEMTON PARK
Lot 3

**RE: PROPOSED DEVELOPMENT RESIDENTIAL APARTMENT BUILDING AND CHILDCARE CENTRE-
LOT 3 OF CLEMTON PARK**

SEPP 65 STATEMENT

PRINCIPLE 1 – CONTEXT

This site (Lot 3) is on the north western boundary of Clemton Park, which is a mixed use proposal with a residential community. Clemton Park is currently the Sunbeam Factory at 60 Charlotte Street; the site is surrounded by a mixture of building types, heights, uses and styles. To the southwest is a bulky goods facility along with a local shopping street, New Alfred Street, which both form part of the Clemton Park redevelopment. New Alfred Street contains ground and lower ground retail including a supermarket with residential above. To the south east is a residential apartment building that backs on to a large recreational park. The neighbouring existing development to the North is predominantly single dwellings, while to the North West are townhouses that are again part of the Clemton park redevelopment.

The site is located in the Suburb of Clemton Park 1.2km south of Campsie Town centre and approximately 250m south of Canterbury Road. Generally the site is surrounded by residential zones with light industrial to the southwest. The surrounding residential development is one and two storey dwellings. An extensive pedestrian pathway link to surrounding suburbs and recreational areas begins 500m east of the site at Bexley Road. This pathway connects residents of Clemton Park to recreational areas off Northcote Street along Hughes Park and Pat O'Connor Reserve extending eventually to the shores of the Cook River. The site is walking distance to a number of recreational facilities including Campsie South Bowling Club and Yalama Park on Alfred Street located 150m from the site.

Contextually, the residential buildings that form Clemton Park are absolutely appropriate to this location and contribute positively to the desired future character of the area.

PRINCIPLE 2 – SCALE

The proposal establishes a hierarchy of scales that relate to the different facets of the sites context. The residential apartment building aligns to the streetscape replicating the existing pattern of development in the surrounding suburbs. The proposed two and a half to four storey residential buildings in the Concept Plan that bound the development provide a transitional scale from the existing neighbouring, predominantly two storey dwellings to the higher residential component located centrally in the site. Well considered setbacks have created a precinct that sits extremely comfortably within the existing suburb. Continuing the existing street pattern and placing the retail, Bulky goods and residential components of the precinct appropriately, has meant not only the scale of the built forms but also the uses are harmonious within the existing built environment. Locating the proposed Bulky Goods on Charlotte Street, where other commercial / light

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industrial use exist, and aligning this with an internal retail strip, provides a truly integrated and vibrant addition to the area.

The proposed town houses along the north eastern boundary are two and a half stories being completely compatible scale to the adjacent existing dwellings. Lot3 consists of a four level apartment building with single level basement parking. A childcare centre is located on the ground floor fronting Troy Street. The apartment building is generally setback 17.5 m from the north western boundary and 29.5m from the nearest neighbour as a pedestrian pathway, Sunbeam Lane, separates the site from the existing neighbouring dwellings.

This building is appropriately scaled not only in relation to the Clenton Park concept plan but also in relationship to the surrounding existing built form.

PRINCIPLE 3 - BUILT FORM

The concept plan containing five precincts is straightforward and clear in its arrangement. This creates a strength and predictability at the macro scale, forming blocks that thread the development back into the existing street pattern.

The proposed apartment building/ childcare centre are simple compositions of forms that break up the linear scale of the building whilst creating an impression of a building added to over time. A familiar palette of materials, common to the area, such as face brick is employed. Dividing the building into a number of linked elements with pitched roofs provides a transitional form from dwelling house to apartment building.

The courtyard fences with face brick base and timber battens above creates a streetscape that sits comfortably with the neighbouring dwellings. These entry courtyards to the ground floor apartments are a traditional transitional space from public to private.

The whole building is parallel to the street and boundary with broad street lined footpaths on all the frontages. A series of face brick vertical blades form the bays to each built element and mark the residential entries. The building has two separate cores and the articulation and modulation reflects this.

The child care centre has a dynamic, playful fence indicating a clear change in use. This masonry fence has a series of circular cut out in filled with coloured panels. The modulation of the façade to this centre has a number of protruding alcoves which is resolutely different from the residential facade.

The proposed setbacks are in accordance with the City of Canterbury DCP 13.

PRINCIPLE 4 – DENSITY

The residential density of lot 3 residential building comprises 58 apartments with a mixture of 1, 2 and 3 bedrooms with studies. The ground floor contains a 604sqm childcare centre fronting Troy Street. This density is entirely suitable as part of the Clenton Park concept plan, as the proposal implements appropriate community facilities with sustainable environmental design elements. This residential apartment building as part of the Clenton Park concept plan is consistent with the Metro Policy and the desire for “a village centre” providing jobs and services within a 400m radius of where people are living. The child care, bulky goods, retail and medical along with seniors living proposed in the concept plan generate substantial employment opportunities.

The concept plan FSR is consistent with Canterbury planning Scheme Ordinance 1.5.1 for the whole site.

PRINCIPLE 5 – RESOURCE, ENERGY AND WATER EFFICIENCY

The provision of this density of residential development in this location with transport links and immediate proximity to retail, learning, entertainment and recreation uses and employment, is in itself an efficient use of resources. Stormwater detention, retention and re-use have been proposed for irrigation of the landscaped

areas and car wash bay. A basis report is part of the submission and requirements of solar access and cross flow ventilation have been achieved which provides a level of comfort that will reduce the requirement of air conditioning.

PRINCIPLE 6 – LANDSCAPE

The Clenton Park concept plan contains a substantial park located centrally. A detailed landscape plan forms part of the Concept plan submission and the project application for Lot 3. The park landscaped area has been cleverly designed to ensure that lawn and landscaped areas can be established at a raised podium area and are well protected in a potentially heavily trafficked area. This has been done by raising areas of planting and providing a geometric arrangement of paths that relates to the buildings and the pedestrian traffic desire lines.

The landscaping adjacent to the residential apartment building develops the idea of outdoor rooms to provide interest and variety, balanced with the practical requirements of a high use recreation area. There is a clear distinction in the hierarchy of private to common space with the fenced private courtyards having gated access to the common outdoor space. Common stone and paving materials have been used to both landscape and internal common areas to integrate the two.

Additionally the child care centre has a number of play areas that are articulated completely differently from the residential outdoor areas and are age appropriate. There is shade cover proposed along with soft fall areas to provide a stimulating outdoor environment for the children.

PRINCIPLE 7 – AMENITY

The residential building apartments achieve cross flow and solar access requirements with careful use of corner and through units. The orientation of the building has meant there are no solely south facing units. Ample glazing is provided to living spaces that open directly onto balconies. Lift access is provided to all units, linking every floor with the street level and car parking. Two residential entry lobbies are located on New Troy Street with the child care entry separately located on Troy Street. This presents a clearly articulated entry to the residential building, whilst creating a secure environment for residents and their guests. Common open space has been provided to the rear, north western side of the building with generous proportions, in line with the scale of the project.

PRINCIPLE 8 – SAFETY AND SECURITY

The residential building will be a secure environment, access by electronic security devices at the vehicle entry point and the two residential entry lobbies on New Troy Street. Building guests will park in the car park or on the street with access to the car park and lobbies controlled electronically by the occupants. Private yards adjacent to the common areas are secured with fences and lockable gates. The common areas are to be well lit, with clearly defined paths. Car park areas are to be well lit and lifts will have security control and close circuit television cameras.

PRINCIPLE 9 – SOCIAL DIMENSIONS AND HOUSING AFFORDABILITY

A variety of apartment sizes and types is proposed which will create opportunities for a diverse residential community. The product variety proposed will meet differing budget requirements, addressing housing affordability as a least 20% of the apartments offered are of a smaller size. These residential units will be with immediate proximity to employment opportunities and communal and retail amenities which is an ecologically efficient use of resources. Significant common areas have been provided with facilities for the enjoyment of residents. The scale, materials and detail of the building facades is a positive contribution to the public environment contributing to the desired future character of Canterbury region.

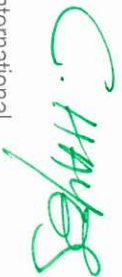
PRINCIPLE 10 - AESTHETICS

The proposed residential building presents a contemporary and unique design that will form a cohesive part of the Concept Plan for the Clenton Park development. The building is composed of a series of bays defined by face brick blades. These bays are linked with lower roofs, creating a façade that is not singular but rather a composition, breaking the scale and linearity of the building. The pitched roofs offer a familiar form, common in the area, as does the materiality of the face brickwork. The courtyard walls at ground level are face brick base with timber battens above. This brickwork base is also a common element found in the surrounding suburbs.

The childcare centre is clearly articulated from the residential component. The fence to the street is a masonry wall with circular coloured cut outs presenting a playful elevation. The shade cover to these external areas along with the change in fenestration of the ground level façade visually separates the childcare from the residential component of the building.

The building draws on traditional forms building on these to provide a product that is contemporary and appropriately scaled.

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